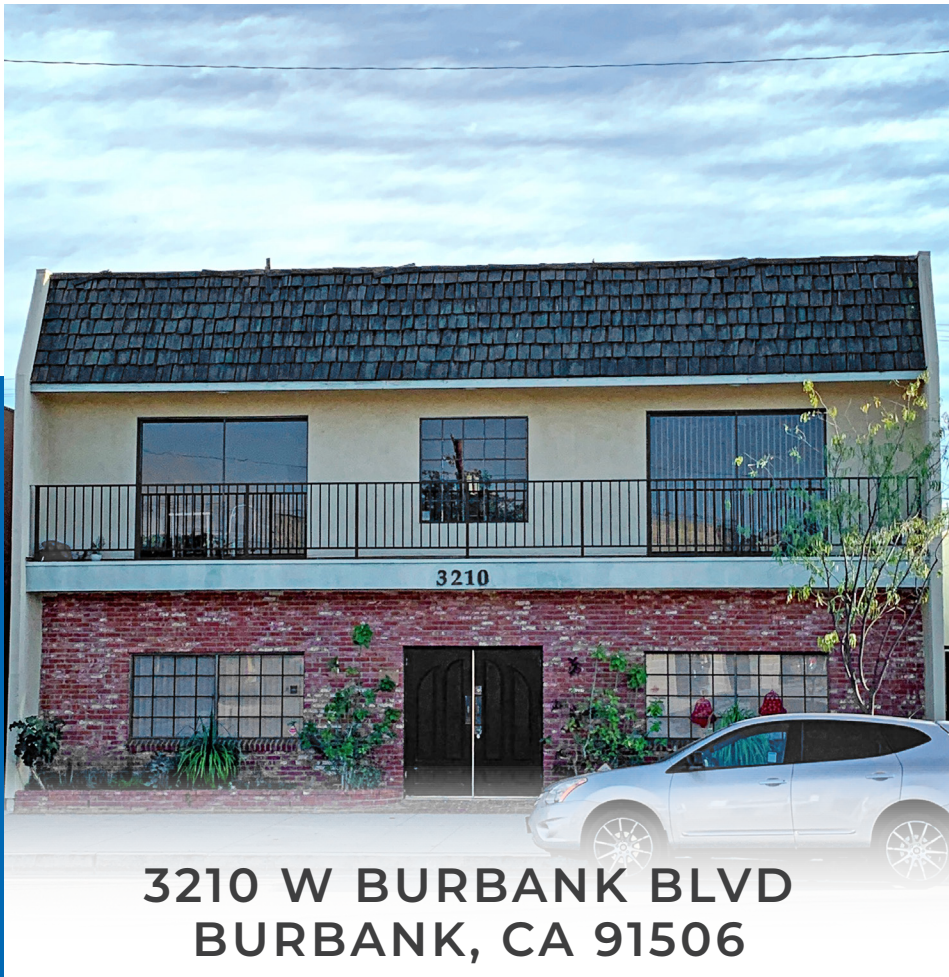


# BURBANK

## OFFICE PROPERTIES

EXCLUSIVELY  
LISTED  
FOR SALE



- OWNER/USER OR INVESTMENT OFFICE BUILDINGS IN BURBANK: SELLER PREFERS TO SELL TOGETHER, BUT WILL ENTERTAIN SELLING THEM SEPARATELY
- WITHIN CLOSE PROXIMITY TO DOWNTOWN BURBANK, THE BURBANK MEDIA DISTRICT AND BOB HOPE AIRPORT
- FUTURE DEVELOPMENT POTENTIAL BY ACQUIRING BOTH PROPERTIES
- NO GROSS RECEIPTS TAX IN BURBANK
- 8 PARKING SPACES PER BUILDING PLUS ABUNDANT OPEN STREET PARKING

**3210 W BURBANK**

**SALE PRICE**  
\$1,795,000

**BUILDING SIZE**  
±4,000 SF

**LAND SIZE**  
±5,451 SF

**PARKING**  
8 SPACES

**3214 W BURBANK**

**SALE PRICE**  
\$1,445,000

**BUILDING SIZE**  
±2,900 SF

**LAND SIZE**  
±5,426 SF

**PARKING**  
8 SPACES



These materials are based on information and content provided by others which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including, but not limited to, the property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

## 3210 W BURBANK RENT ROLL

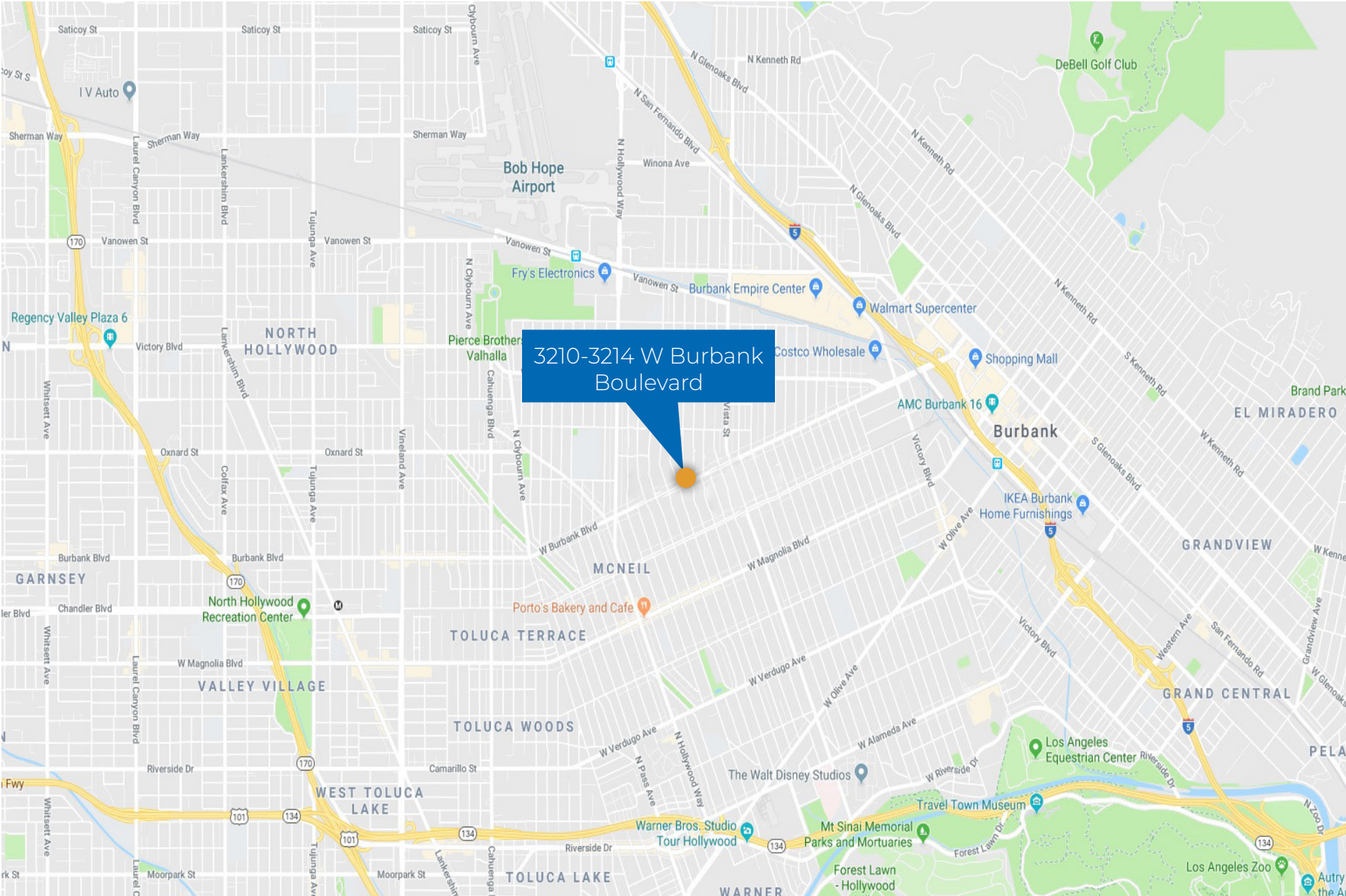
UNIT	SIZE	LEASE START DATE	LEASE END DATE	CURRENT MONTHLY RENT	OPTIONS
A	±1,000 SF	1/1/17	12/31/19	\$1,855	None
B	±1,000 SF	10/1/18	10/31/21**	\$1,500	1, 3 year option
C	±1,000 SF	1/1/18	12/31/19	\$1,800	1, 2 year option
D	±1,000 SF	11/1/14	10/31/21**	\$1,500	
<b>TOTAL</b>	<b>±4,000 SF</b>	*All leases Modified Gross **Landlord option to terminate lease in 2020		<b>\$6,655</b>	(All tenants pay their own electric bill)

## 3214 W BURBANK RENT ROLL

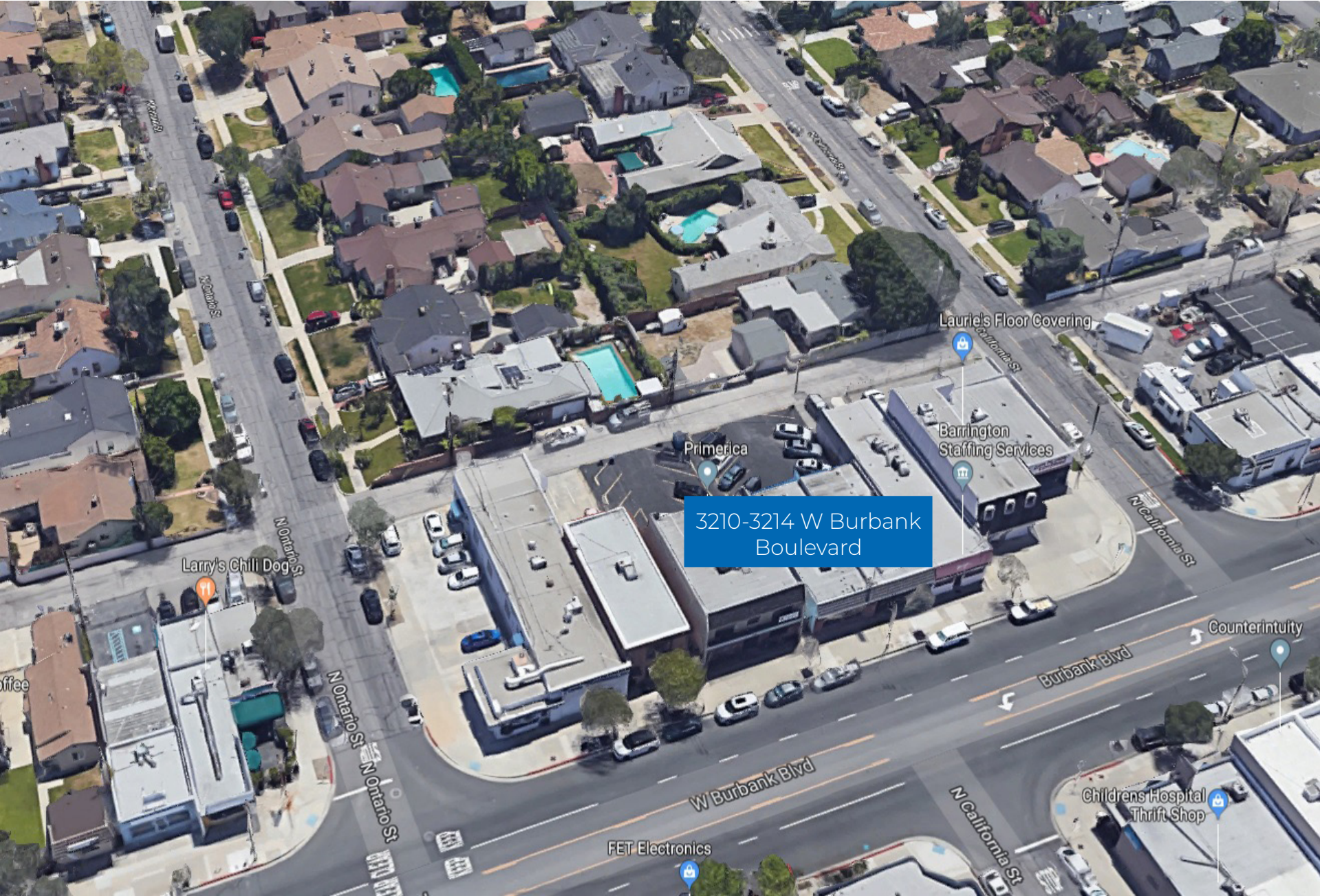
UNIT	SIZE	LEASE START DATE	LEASE END DATE	CURRENT MONTHLY RENT	OPTIONS
A (Vacant)	±1,450 SF	N/A	12/31/19	\$2,900	N/A
B (Vacant)	±1,450 SF	N/A	10/31/21	\$2,900	N/A
<b>TOTAL</b>	<b>±2,900 SF</b>			<b>\$5,800</b>	

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# MAP



# AERIAL



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